At the March 4, 2015 meeting, the Planning Commission will resume discussion of two focal points of the 2015 Comprehensive Plan update. The first part of the staff presentation will outline the City's approach and agenda for upcoming community workshops that are scheduled to occur in March-April 2015 within each City Council District. Staff is seeking feedback from the Commission on the proposed approach for those meetings as well as gauging interest from the Commissioners in participating in those events. The general intent is to have hands-on activities with community members that can help to inform the application of the new land use designations, mixed-use center policies and actions, as well as potential prioritization criteria for capital facilities planning.

Second, staff will be continuing the land use designation discussion with a focus on the 6th Avenue and Pacific Avenue corridors. At the previous meeting on January 7, 2015 the Commission reviewed the proposed application of the new designations to parks and open spaces, major institutional campuses, planned residential developments, single family residential areas, and manufacturing and industrial areas. The remaining areas to be evaluated generally fall along primary corridors and small neighborhood convenience centers and business districts. Staff proposed that these areas be evaluated on an area-wide basis. In addition to providing case studies, staff will:

- Clearly define the relationship as well as the differences and commonalities between the land use designation review and the affordable housing work program;
- Identify the implications of land use designations on future zoning and development;
- Describe the connection between potential land use designation recommendations and the mixed-use center review.

Once staff has received Commission guidance on the corridor-and-node approach, staff will apply the evaluation to other areas. The attached Nodes and Corridors map depicts the first round of study areas to be evaluated, followed by an evaluation of South Tacoma Way, Tacoma Mall Boulevard and South 19th Street. Also attached for the Commission's reference is a map of the current City Land Use Intensities with the areas of plan and code inconsistencies highlighted.

If you have any questions, please contact me at 591-5531 or satkinson@cityoftacoma.org.

Attachments

Peter Huffman, Director
Land Use Designation Assessment
Existing Zoning versus Intensity, updated with MUCs and Shorelines